

Pine Hill Condominium

Bath, Maine

DEVELOPER
Homewood Associates
Portland, Maine

LANDSCAPE ARCHITECT
Mitchell-DeWan Associates
Portland, Maine

ARCHITECT
Architects Four
Portland, Maine

ENGINEER
BH2M
Gorham, Maine

SURVEYOR
North by East Associates
Gardiner, Maine

TRAFFIC CONSULTANT
John Murphy, P.E.
West Baldwin, Maine

LEGEND

- PROPERTY LINE
- EXISTING TOPOGRAPHY
- TREE SAVING LINE
- FENCE
- RETAINING WALL
- STONE HEADWALL
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHTS
- LANDSCAPE LIGHTING
- DETENTION OUTLET
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS

NOTES

1. SEE UNITS 1 & 2 FOR TYPICAL FOUNDATION PLANTINGS.
2. UNITS TO BE NUMBERED SEQUENTIALLY WITH 6" FIGURES AND IN A CONTRASTING COLOR TO THE BUILDING FINISH.

DATE APRIL 28, 1987

Revisions

1/19/87 - DPN - LIGHTING, DRUMSTERS SIGNS, ENTRANCES
6/29/87 - DPN - RELOC ENTRANCE, PROP LINE
7/2/87 - DPN - SURVEYOR'S SEAL
1/27/88 - DPN - FINAL PLAT ADDITIONS

BOUNDARY INFORMATION OF PARCEL "A" TRACED FROM SURVEY PLAN BY COASTAL & WOODLAND SURVEYING, BATH, MAINE, DATED 12/22/86 AND RECORDED IN THE SAGADAHOC COUNTY COURTHOUSE, VOLUME 23, PAGE 74.

BOUNDARY INFORMATION OF PARCEL "B" TRACED FROM SURVEY PLAN BY NORTH BY EAST ASSOCIATES, GARDINER, MAINE, RECORDED AUGUST 3, 1987 IN THE SAGADAHOC COUNTY COURTHOUSE, VOLUME 24, PAGE 13.

TOPOGRAPHICAL INFORMATION IS DERIVED FROM MANHOLES AND CATCHBASINS (EXISTING) AS SHOWN ON UNRECORDED PLAN ENTITLED "SALE AND REMOVAL OF BUILDINGS AND RESTORATION OF SITE, U.S. NAVAL BARRACKS, BATH, MAINE BUREAU OF YARDS AND DOCKS DRAWING NO. 350473, 9 28 96."



Plant List

RTY.	BOTANICAL NAME	COMMON NAME	SIZE
32	DECIDUOUS TREES		
20	ACER SACCHARUM	SUGAR MAPLE	2 1/2"-3" CAL.
	FRAXINUS LANCEOLATA	SUMMIT ASH	2 1/2"-3" CAL.
30	EVERGREEN TREES		
53	PINUS NIGRA	AUSTRIAN PINE	6'-7' HT.
	PINUS STROBIS	WHITE PINE	0 HT.
15	ORNAMENTAL TREES		
27	CRATAEGUS 'TOBA'	TOBA HAWTHORN	1 1/4"-2" CAL.
40	MALUS 'MARY POTTER'	MARY POTTER CRABAPPLE	5'-6" HT.
	'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 1/4" CAL.
50	SHRUBS		
125	CLETHRA OP.	RED-STEMMED DOBWOOD	18"-24" HT.
100	CORNUS SERICEA	RED-STEMMED DOBWOOD	3"-4" HT.
75	EUONYMUS ALATUS 'COMPACTA'	DAFF BURNING BUSH	2"-26" HT.
150	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	18"-24" STD.
75	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" STD.
25	PINUS MIGRA 'MICHAELIS'	DWARF MUGO PINE	18"-24" STD.
	PIERIS 'BROWNER'S BEAUTY'	BROWNER'S BEAUTY ANDROMEDA	18"-24" HT.
	SYRINGA VULGARIS	LILAC	3"-4" HT.

NOTE: THE DEVELOPER HAS RESERVED OVER THE CONVERTIBLE REAL ESTATE DEVELOPMENT RIGHTS TO CREATE ADDITIONAL UNITS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS. THE MAXIMUM NUMBER OF ADDITIONAL UNITS WHICH NEED NOT BE BUILT SHALL BE FORTY (40). "CONVERTIBLE REAL ESTATE" IS DEFINED AS REAL ESTATE OTHER THAN REAL ESTATE WITHIN THE BOUNDARIES OF UNITS

NOTE: DEPICTION OF DECKS IS INACCURATE. FOR PRECISE DIMENSIONS, REFERENCE IS MADE TO PLANS, RECORDED HEREWITHE.

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STATE OF MAINE
SAGADAHOC, SS Registry of Deeds
RECEIVED 3-21-88 11H - N-A
AND RECORDED FROM THE ORIGINAL
ATTORNEY:

Laurene L. Mattor

REGISTER



Sheet Title
Plat Plan

SCALE
100'
30'
20'

NORTH
Sheet Number
1
24/82